Owners, who propose to build party-walls or party fence-walls between their vacant ground and other vacant ground, or ground in a different occupation, are to give one calendar month's notice to the adjoining owner, with a description of their proposed work, and without the consent in writing of the latter the work cannot be built as party-structure on two estates, but must be wholly on one, the footings excepted. s. 36.

Owners and lessees to have 14 days' notice before the applications of lessees and tenants to the official referees to award compensation for loss in complying with the Act, or in modifying any existing building lease or agreement. s. 10.

Owners of vacant buildings to secure chimney-shaft, chimney-pot, or other thing thereon, or the eaves, or parapet or coping, or slates or tiles on the roof, or any projection from the front walls of any building, if in danger of falling, under penalty, and liability to make good all damage. See *Chimneys, ruinous.*

Owners to have 14 days' notice from Lord Mayor and Court of Aldermen, or overseers without the city and liberties of London, to repair or pull down ruinous buildings. See *Ruinous buildings.*

Owners to pay deficiency, if sale of materials of ruinous buildings be insufficient to defray expenses of surveys, certificate, condemnations, shoring, hoarding, or pulling down ruinous buildings. s. 42. See *Ruinous buildings.*

Owners of adjoining premises to stop up within a calendar month openings in external walls made without consent in writing on receiving notice (in form No. 5), of the other owner may do so at the expense of the former; but either party may, in case of dispute relative to the expense, claim the determination and certificate of the official referees. s. 37.

P.

PADDINGTON, parish included within the operation of the Act. s. 3.

PALACES, royal, are under special supervision. Schedule B, Part I.

PANCRAS (St.) parish included within the operation of the Act. s. 3.

PARAPETS in danger of falling. See *Chimneys, ruinous*; also *Chimneys, compensation for injury.*

Parapets, if adjoining a gutter, must be carried up 1 ft. at the least above the highest part of such gutter, and above the level of the under side of the gutter-plate must be at the least, in the extra 1st rate of the 1st class, and in the 1st rate of the 2nd class, 13 ins. thick; and in every other case, 8½ inches thick. Schedule D, Part II.

PARGETTING. See *Chimneys hereafter built.*

PARISH (the word) to include all parochial districts and extra-parochial places in which separate churchwardens, overseers, or constables are appointed; and where two parishes have been united for ecclesiastical purposes, then to include such united parishes. s. 2. By s. 3 of the Act its operation is extended to all places lying within 200 yards from the exterior boundaries of the external parishes over which it is to operate, except the eastern boundary by the river Lea.

Parishes and other places within districts. See *Overseer.*

PARTIES interested may require the official referees to report to the Commissioners of Works and Buildings whether modifications should be made in the strict rules of the Act. s. 11.

PARTITIONS, expense of pulling down, for performing party structures, recoverable. s. 46.

PARTY-ARCHES. See *Party-walls for dividing buildings.*

Party-arches, costs of. See *Expenses of works.*

PARTY FENCE-WALLS, *by which term is to be understood any boundary wall parting the grounds belonging to different owners or occupied by different persons,* if the owner of any of the premises parted thereby give *one calendar month's notice* of his intention to the adjoining owner to repair, pull down, and rebuild the same, it shall be lawful for him so to do; and if the wall be below the height of 9 ft. from the ground on either side, then either to raise it to that height, or to pull it down and rebuild it to that height, *but upon condition that he do pay all the expenses thereof*;—and if a building be to be erected against such party fence-wall, and such wall be not conformable to the requisites prescribed for a proper party-wall for a building of that class and rate, then it shall be lawful for the building owner to pull down such wall, *but upon condition that he pay all the expenses thereof,* and *make good every damage* which shall accrue to such adjoining premises by such rebuilding;—but if thereafter the adjoining owner use such party fence-wall for any purpose to which, if it had not been pulled down and rebuilt, it would not have been applicable, then to such extent as such adjoining owner shall so use such wall the building owner shall be entitled to be reimbursed the expenses of so pulling down and rebuilding such wall:—But if any party desire to raise such wall so as to screen from view any offensive object or neighbourhood, then on application to the official referees they may authorize such work, but not so as to obstruct the free circulation of the air, or to injure the property adjoining to or in the neighbourhood of such wall. s. 32.

Party fence-walls between vacant grounds of different owners or in different occupations, are not to be built as party-structures without one owner give to the other a calendar month's notice, with a description of his proposal, and obtain his consent thereto in writing. s. 38. District-surveyor's fee for condemning a party fence-wall, 10s. 6d.

PARTY timber partitions, pulling down, costs of. See *Expenses of works. If one building be rebuilt, or if one of the fronts of any such building be taken down to the height of one story, or for a space equal to one-fourth of such front from the level of the second floor upwards,* then without the consent of the adjoining owner, but upon giving the requisite notice, according to the forms (Nos. 11, 12, 13), in the Schedule of Notices, or to the like effect, it is the duty of the building owner to pull down such timber partitions, and the walls under or over the same, and in lieu thereof to build a proper party-wall, at the expense of the owners of all the premises parted thereby. s. 33.

PARTY-STRUCTURES, costs of. See *Expenses of works.*

Party structures, property of, and of the ground whereon they stand, vest in the persons at whose expense they are performed, till due contribution of their expenses and of the fees of the official referees. s. 46.

PARTY-WALL (the term) to apply to every wall which shall be used, or be built in order to be used, as a separation of two or more buildings with a view to the occupation thereof by different families, or which shall be actually occupied by different families,—and also every wall which shall stand upon ground not wholly belonging to the same owner to a greater extent than the projection of its footing on one side. s. 2.

District-surveyor's fees for inspecting and reporting to the official referees on party-walls, and intermixed buildings:—

Description.	Dwelling-House Class.	Warehouse Class.	Public Building Class.
	£ s. d.	£ s. d.	£ s. d.
1st rate	3 10 0	3 10 0	3 10 0
ditto ditto extra	5 5 0	—	5 5 0
2nd ditto	3 3 0	3 3 0	3 3 0
3rd ditto	2 10 0	2 10 0	2 10 0
4th rate, containing more than 2 stories	2 2 0	2 2 0	2 2 0
4th rate, not containing more than 2 stories	1 10 0	2 2 0	1 10 0
Insulated building	1 1 0	1 1 0	1 1 0
Detached building built for the purposes of trade or collection of toll	.....	.....	0 10 6
For surveying party-walls not kept in repair, and consenting to notice of repair being served	0 10 0	0 10 0	0 10 0

Building party and party-fence-walls next vacant ground—Consent of adjoining owner, on vacant ground at the line of junction of premises belonging to different owners or in different occupations. *One calendar month before the owner of any piece of vacant ground, or ground not hitherto built upon,* shall build any building adjoining to another piece of vacant ground, or ground not hitherto built upon, or build a fence-wall for such piece of ground, he is to give to the owner or occupier of such adjoining vacant ground notice in writing, setting forth his desire to build a party-wall or party fence-wall, and describing the thicknesses and dimensions of such desired party-wall or party fence-wall, according to the form (No. 16) in the Schedule of Notices, or to the like effect;—and if within such period of one calendar month such adjoining owner shall signify his consent in writing, then the same must be built partly on the ground of one of the said owners or occupiers, and partly on the ground of the other, and such last mentioned part is to be paid for as is herein directed by such other owner or occupier;—but if he do not signify such consent, then it shall be the duty of the building-owner to build an external wall for such building, and fence-wall for such ground, entirely upon his own ground, except as to the footings thereof. s. 34.

Sound party-walls not condemnable—Rebuilding of. If the owner of one of the adjoining buildings desire to rebuild a sound party-wall, then, on giving to the adjoining-owner the required notice of 3 calendar months, according to the form (No. 14) in the Schedule of Notices, or to the like effect, such building-owner may pull down and rebuild such party-wall, *but upon condition that he reinstate and make good all the internal finishings and decorations of the adjoining premises, and pay all the costs and charges thereof, and also all the expenses incidental to the execution of the work, including therein the fees and expenses of the survey, and the fees of the surveyor, and any fees in respect of any services performed by the official referees, and also such reasonable compensation as to the said official referees may seem proper for any loss which the adjoining owner shall have incurred by reason of such work.* s. 26.

Reference to official referees. If while a sound party-wall (against which an external wall shall have been built, and which shall have been suffered to remain) continues sound, the adjoining building be pulled down or rebuilt, and such party-wall be pulled down, then the *owner* of such *adjoining building* shall *not* be *entitled* to more than his *just proportion* of the *materials* thereof, *nor* to *more than* his *just proportion* of the *ground* on which such *party-wall was built, nor* shall he *build on more than his just proportion of the said ground,* unless he shall have agreed with and satisfied the owner of the building so previously rebuilt for his half thereof;—and if the said owners cannot agree concerning the division of such materials, or of such ground, or of the building thereon, or concerning the reimbursement of the party first rebuilding as aforesaid, then the price and all matters in difference, including the sale and purchase of the ground in question, shall be settled by a reference to the *official referees,* whose award shall be final. s. 30.

Site of party-walls. If buildings be of equal rate, a party-wall must be built on the line of junction of such buildings, one-half on the ground of the owner of one, and one-half on the ground of the owner of the other of such buildings. If such buildings be of different rates, then such wall must be built on the line of junction thereof, to the extent of only one-half of the thickness of a wall required for the building of the lower rate on the ground of such minor building. And if such building of the lower rate be thereafter enlarged or altered so as to become a building of a higher rate, then the owner of such first-mentioned building of the higher rate for the time being shall be entitled to receive from the owner of such building of the lower rate such sum of money as shall be a sufficient compensation for the ground occupied by that portion of the party-wall, which according to the rate of the building enlarged ought to have been built by its owner on his own ground, as well as the value of so much of the wall itself as may be more than the owner of such building of the lower rate had already paid for. Schedule D, Part III.

Construction and materials of party-walls. Every part thereof must be built of sound bricks, or of stone, or of such bricks and stone together, laid in and with mortar and cement in such manner as to produce solid work. And the bearing-ends of wooden beams, breast-summers, girders, trimming-joists, the ends of partition heads and sills, the bearing ends of the main timbers of a roof, and wood-bricks, may be laid into the substance of a party-wall, but not within 4 in. of the centre of any party-wall; and no other wood-work of any kind must be laid into, placed upon, or be run or driven into any part of the substance of any party-wall. But if the ends of timbers be carried on iron shoes or stone corbels, then such iron shoes or stone corbels must be built into the wall at least one-half of the thickness of such wall. And the top of every such party-wall must be finished with one course of sound stock-bricks, set on edge with good cement, or by a coping of any other properly secured and sufficient waterproof and fireproof covering. Schedule D, Part III.

Height of party-walls above roof. If a party-wall adjoin to any roof, it must be carried up and remain 18 ins. at least above the part where the party-wall and roof adjoin, measured at a right angle with the back of the rafters of such roof. And if any party-wall to any building of the 1st class adjoin a gutter, it must be carried up, and remain 2 ft. at least above the highest part thereof. And if any party-wall in any building of the 2nd class adjoin a gutter, it must be carried up, and remain 3 ft. at least above the highest part thereof. If there be fixed within 5 ft. of a party-wall, upon the flat or roof of the building, any turret, dormer, lantern-light, or other erection of combustible materials, then every such party-wall must be carried up next to every such turret, dormer, lantern-light, or other erection, and must extend 18 ins. higher and 18 ins. wider than such erection on each side thereof. Schedule D, Part III.

Party-walls for dividing buildings. Every wall to divide any building into two or more distinct parts, must be built as a party-wall, in the manner and of the materials, and of the several heights and thicknesses for party-walls of the highest rate of building to which such party-wall shall belong or adjoin, as prescribed by reference to the thicknesses of party-walls in Schedule C. And if any building already built, or which shall be hereafter built, *be converted, used, or occupied as two or more separate buildings, each having a separate entrance and staircase,* then every such building shall be deemed to be *two or more separate houses,* and such separate houses must be divided from each other by a *party-wall or party-arch* or arches, built in the manner and of the materials required for party-walls or for party-arches for the class and rate to which the largest of the buildings so divided shall belong. Schedule D, Part III.

Party-walls, if *raised* at the expense of one party, to be paid for by the adjoining party *if afterwards used by him.* s. 31.

Party-wall, party fence-wall not to be used as, unless of statute dimensions. s. 32.

Party-wall, 2 days' notice to be given to the district-surveyor before begun to be built, pulled down, rebuilt, cut into, altered, or any opening be made therein. s. 13. See *Penalty.*

Party-walls, costs of, see *Expenses of work.*

PASSAGES, public, of 3rd class building, floors of, must be fire-proof, schedule C, Part VI.

PEACE-OFFICERS, district-surveyors and official referees *accompanied by,* may enter premises where they are *refused admittance.* See *Enter on premises.*

PENALTY, 5*l.* per day, district-surveyors liable to, for acting before making declaration of official fidelity. s. 71.

Penalty, Not exceeding 20*l.* for commencement (or re-commencement after 3 months' delay), or after a change of the builder, without 2 days' notice, and in the first case only treble fees to the district-surveyor, *except in cases of emergency, wherein the notice is to be given to the district-surveyor within 48 hours after the commencement of the work.* s. 13.

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